167.0	0004	0015.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 866,300 / 866,300
					USE VALUE: 866,300 / 866,300
					ASSESSED: 866,300 / 866,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHEELOCK SUSAN D			
Owner 2:				
Owner 3:				
Street 1:	76 HILLSIDE AVENUE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	WHEELOCK SUSAN D & PETER M -
Owner 2:	-
Street 1:	76 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,887 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Clapboard Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9887.000	357,500	7,200	501,600	866,300
Total Card	0.227	357,500	7,200	501,600	866,300
Total Parcel	0.227	357,500	7,200	501,600	866,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.47 | /Parcel: 362.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110793
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0015.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,500	7200	9,887.	501,600	866,300	866,300	Year End Roll	12/18/2019
2019	101	FV	283,400	7200	9,887.	501,600	792,200	792,200	Year End Roll	1/3/2019
2018	101	FV	295,200	7200	9,887.	444,300	746,700	746,700	Year End Roll	12/20/2017
2017	101	FV	295,200	7200	9,887.	372,600	675,000	675,000	Year End Roll	1/3/2017
2016	101	FV	295,200	7200	9,887.	372,600	675,000	675,000	Year End	1/4/2016
2015	101	FV	278,700	7200	9,887.	322,500	608,400	608,400	Year End Roll	12/11/2014
2014	101	FV	278,700	7200	9,887.	311,700	597,600	597,600	Year End Roll	12/16/2013
2013	101	FV	278,700	7200	9,887.	296,700	582,600	582,600		12/13/2012

!12947!

PRINT

Date	Time
12/11/20	02:57:58

LAST REV

Date	Time
02/07/19	08:40:28

mmcmakin

USER DEFINED

Prior Id # 1:	110793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12947

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEELOCK SUSAN	72174-203	1	1/29/2019	Convenience	99	No	No		
LEERS ANDREA	23535-338		8/13/1993		286,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2017	510	Re-Roof	34,195	C				
11/4/2002	944	Porch	5,000					REBUILD PORCH W/NE
8/29/2002	730	Redo Kit	8,000	O		G4	GR FY04	REDO KIT-EXTEND IN
12/1/1995	681	Add Bath	8,600					ADD/RELOC/BATH
12/1/1995	681		8,600					NEW BATH/PORCH ROO
8/31/1995	504	Re-Roof	7,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Meas/Inspect	197	PATRIOT
2/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9887		Sq. Ft.	Site		0	70.	0.72	8									501,627						501,600	

Total AC/HA:	0.22697	Total SF/SM:	9887	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	501,627	Spl Credit		Total:	501,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12748981
Const Adj.:	0.99693000
Adj $ / SQ:	140.504
Other Features:	87000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518077
Depreciation:	160604
Depreciated Total:	357473

COMMENTS

WORK IN PROGRESS INTER. CABIN OLD LIVING UNIT. OF=BMT SINK & SHOWER IN SFL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

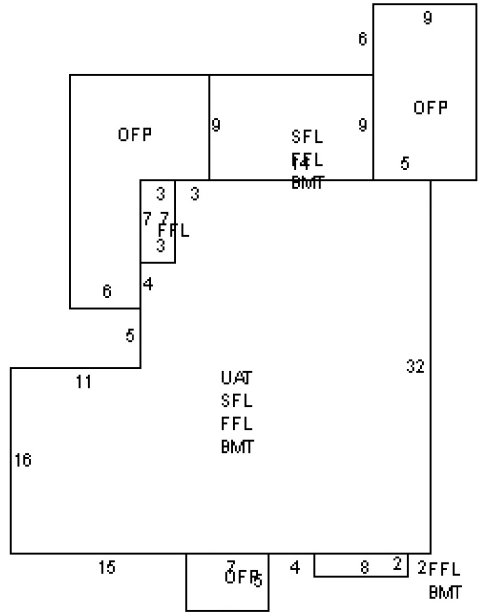
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.55
Special Features:	0	Val/Su Net:	92.16
Final Total:	357500	Val/Su SzAd	162.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	140.500	157,083
BMT	Basement	1,097	42.150	46,240
SFL	Second Floor	1,081	140.500	151,884
OFP	Open Porch	344	21.230	7,304
UAT	Upper Attic	239	89.920	21,469

Net Sketched Area:	3,879			Total:	383,980
Size Ad	2199	Gross Are	4595	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0015.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
18	Cabin W/Loft	D	Y	1	38X19	F	FR	1920	19.94	T	50	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200